



NOTICE OF PREPARATION of a Draft Environmental Impact Report

Date: September 22, 2020

To: Agencies and Interested Parties

From: Evan Mattes, Senior Planner, El Dorado County Planning Services

Subject: Notice of Preparation of a Draft Environmental Impact Report for the Design Review Permit DR19-0006/Cool General Retail

Review Period: September 22, 2020 to October 21, 2020

El Dorado County will be the Lead Agency and will prepare an Environmental Impact Report (EIR) for the Design Review Permit DR19-006/Cool General Retail project (project or proposed project) in El Dorado County. This Notice of Preparation (NOP) initiates the environmental scoping process in accordance with the California Environmental Quality Act (14 California Code of Regulations [CCR] Section 15082). The purpose of an NOP is to provide sufficient information about the proposed project and its potential environmental impacts to allow agencies and interested parties the opportunity to provide a meaningful response related to the scope and content of the EIR, including mitigation measures and alternatives that should be considered in the EIR (CEQA Guidelines 14 CCR Section 15082[b]). The project description and location are briefly described below.

PROVIDING COMMENTS

El Dorado County is soliciting written comments from public agencies, private organizations, and individuals regarding the scope and content of the environmental documentation. Because of time limits mandated by State law, comments should be provided no later than 5:00 PM on Wednesday October 21, 2020. Please send all comments to:

Evan Mattes, Senior Planner
County of El Dorado Development Services Division 2850 Fairlane Court
Placerville, CA 95667
Email: CoolGeneralRetail@edcgov.us

Agencies that will need to use the EIR when considering permits or other approvals for the proposed project should provide the name of a contact person, phone number, and email address in their comment. Comments provided by email should include "Cool General Retail NOP Comment" in the subject line, and the name and physical address of the commenter in the body of the email.

PROJECT LOCATION

The project site is located on the east side of State Route 49 (SR 49), south of the intersection with Northside Drive in the community of Cool, El Dorado County, California.

PROJECT DESCRIPTION

The project applicant proposes to construct and operate a 9,100 sq. ft. commercial retail building (Dollar General) on a 1.68-acre site. The single-story building would have a maximum height of 33 feet. The building would be located in the southerly half of the project site, facing the intersection of Highway 49 and Northside Drive. Site improvements would include a driveway, parking lot, utilities, lighting, signage, and landscaping. The project design is in the style of new traditional, Western false front architecture. The design is responsive to community input and designed to replicate the “Boardwalk” project on the west side of SR 49. The building would have a central entrance, and parapet walls extending along the building façade. The project would include parking for 31 vehicles, a refuse enclosure for solid waste, landscaping, an on-site septic system, and on-site stormwater treatment. The project requires a Design Review Permit from El Dorado County.

POTENTIAL ENVIRONMENTAL IMPACTS

Pursuant to CEQA Section 15063, the County has conducted an initial study to determine if the proposed project may have a significant effect on the environment. The purpose of the initial study is to provide the County with information to use in determining whether to prepare an EIR and to assist in focusing the EIR on effects determined to be significant. The initial study includes detailed project description and location information. The initial study also identifies effects of the project found not to be significant and provides an explanation for that determination. The document is available electronically at the following link: [INSERT LINK TO INITIAL STUDY HERE^{\[MK1\]}](#)

Alternatively, print copies of the document may be viewed at the County of El Dorado Development Services Division at 2850 Fairlane Court Placerville, CA 95667.

On the basis of the initial study and comments submitted to the County, the County has determined that the project may result in potentially significant effects related to the following topics:

- Transportation and traffic safety
- Public safety (police services)
- Urban decay

Based on the analysis presented in the initial study, the County anticipates that impacts related to the following topics would be less than significant or less than significant with mitigation, but will analyze each topic further in the EIR:

- Aesthetics
- Air Quality
- Biological Resources
- Cultural Resources
- Tribal Cultural Resources
- Energy
- Geology/Soils
- Hazards/Hazardous Materials
- Hydrology/Water Quality
- Land Use/Planning
- Transportation/Traffic
- Public Services and Recreation
- Public Utilities
- Wildfire

Based on the analysis presented in the initial study, the County has determined that the impacts related to the following topics would not be significant. These topics will not be analyzed further in the EIR.

- Agricultural Resources & Forest Land
- Mineral Resources
- Noise
- Population & Housing

Full documentation of the factual basis for this determination is provided in the initial study. Unless specific comments are received during the NOP public comment period that indicate a potential for the project to result in significant impacts, these less than significant effects will not be analyzed further in the EIR

